

Lilac Hills Ranch Specific Plan Initiative Impact Report



Prepared at the request of the County of San Diego Board of Supervisors

August 2, 2016



INTRODUCTION

Overview

The following analysis is an Impact Report, as requested by the San Diego County Board of Supervisors (Board) on July 19, 2016 (19), comparing the site specific buildout of the existing General Plan, the Lilac Hills Ranch Project as recommended by the Planning Commission (PC), and the Lilac Hills Ranch Specific Plan Initiative for an Eco-Smart Village Providing Housing Opportunities for San Diego Families (Initiative).

Background

The Lilac Hills Ranch Master Planned Community permit application in process at the County of San Diego's Department of Planning & Development Services was submitted on April 30, 2012 and is a Master Planned community consisting of 608 acres in the Valley Center and Bonsall Community Plan areas. The project site is located in the unincorporated area of northern San Diego County, approximately 10 miles north of Escondido and a half-mile east of the Interstate 15 corridor.

Prior to formal submittal of the application in 2012, a Plan Amendment Authorization (PAA) was submitted in November 2009. The County Planning Director denied the PAA request and the applicant appealed the Director's decision to the Planning Commission. The Planning Commission conducted a number of hearings regarding the PAA, including a site visit. On December 17, 2010, the Planning Commission authorized the PAA, allowing the submittal of the permit applications. The proposed permit applications of the project consist of a General Plan Amendment, Specific Plan, Rezone, Master Tentative Map, Implementing Tentative Map, Major Use Permit, and two Site Plans.

County staff evaluated the application and presented recommendations to the Planning Commission at a first hearing (August 7, 2015), a site visit (August 12, 2015), and a final hearing (September 11, 2015). The Planning Commission voted 4-3 to recommend approval of the project to the Board with modifications and development conditions.

Prior to the project being considered by the Board for a final decision, the petitioners filed the Initiative with the County of San Diego's Registrar of Voters for certification in order to have the citizens of San Diego County vote on the project.

The County's General Plan currently allows for the development of up to 110 houses on the 608-acre site, with agricultural and rural residential uses.

Both the permit application and the Initiative propose changes to the General Plan for the 608 acres, changing from Semi-Rural 4 (SR-4) with 1 dwelling unit per 4, 8, or 16 gross acres, and Semi-Rural 10 (SR-10) with 1 dwelling unit per 10 or 20 gross acres to a project proposal that includes a mix of uses including 1,746 residential dwelling units, 90,000 square feet of commercial/retail uses, institutional uses and parks.

Lilac Hills Ranch Specific Plan Initiative Impact Report



The Initiative contains similarities to the Lilac Hills Ranch Project with Planning Commission recommendations including:

- The project description (number of residential units, 200 bed group care facility, commercial space, parks, open space acreage),
- The majority of the project design and architectural plans, and
- Buffers to neighboring properties.

However, the Initiative removes and/or modifies County staff and Planning Commission recommended conditions related to:

- Improvements to West Lilac Road – a public road,
- Improvements to Mountain Ridge Road – a private road,
- A new fire station or existing station expansion to meet the required 5-minute travel time,
- Project phasing and timing of road improvements,
- Interim park requirements,
- Construction of a school (K-8) [turnkey], and
- Sight distance improvements to Covey Lane and Mountain Ridge Road.

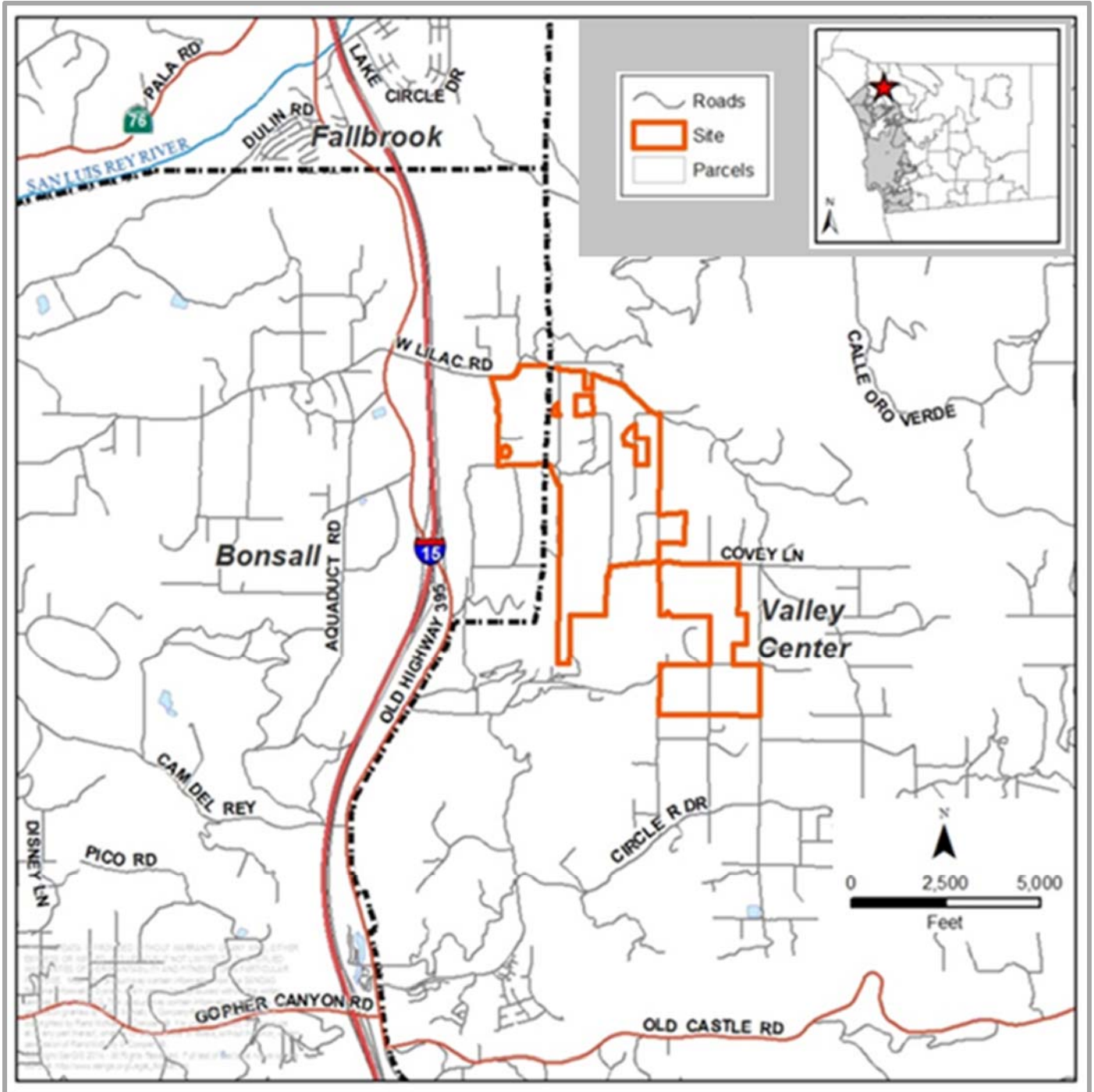
In addition, the Initiative would exempt the project from and/or amend certain policies, when compared with the County staff and Planning Commission recommended project within the:

- General Plan,
- Valley Center Community Plan,
- Bonsall Community Plan, and
- County Code of Regulatory Ordinances.

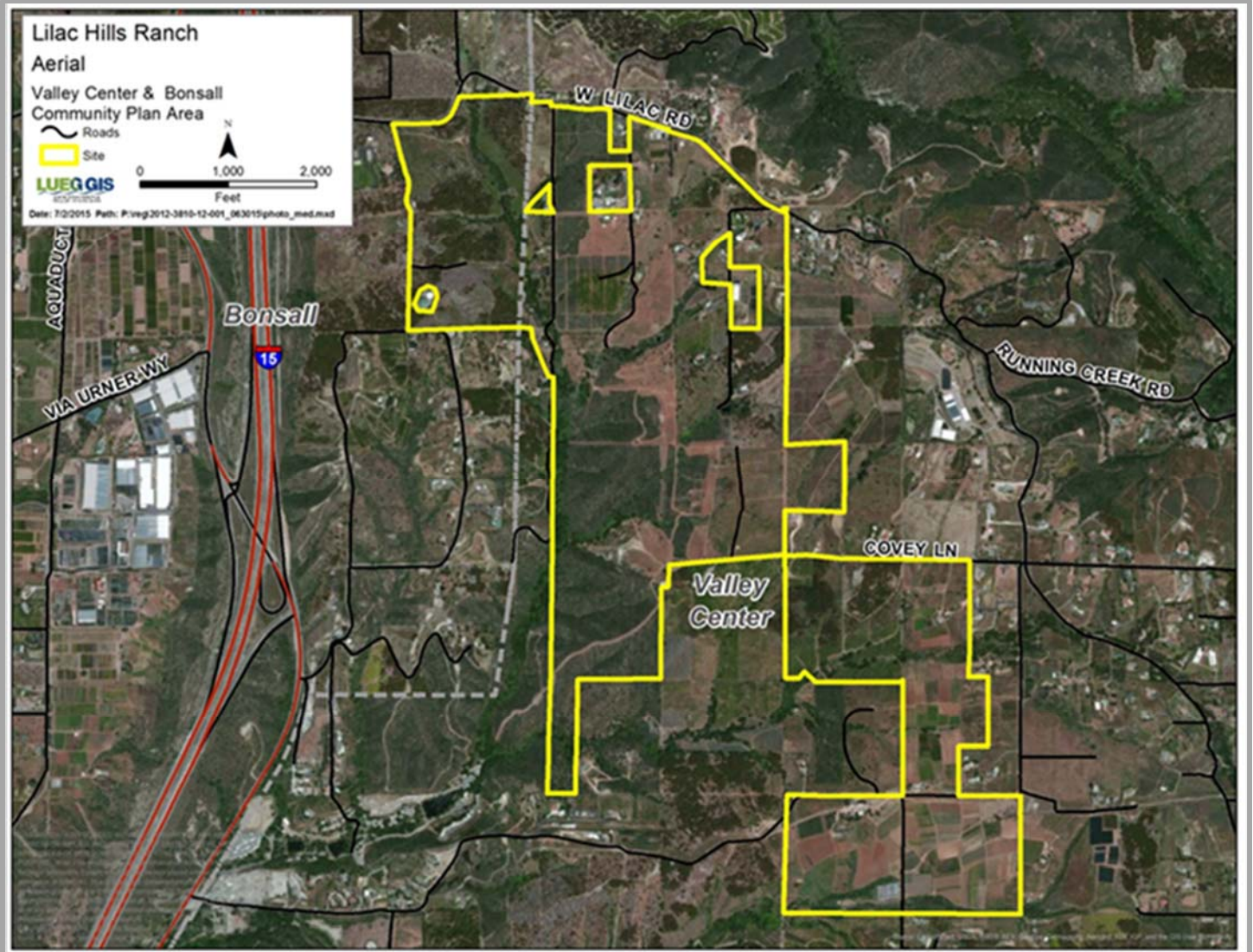
This Impact Report contains the following sections:

- **At a Glance**
- **Facilities & Services**
- **Transportation**
- **Financing**
- **Phasing**
- **Policy**
- **CEQA**
- **Liability**
- **Future Permits**

Lilac Hills Ranch Specific Plan Initiative Impact Report

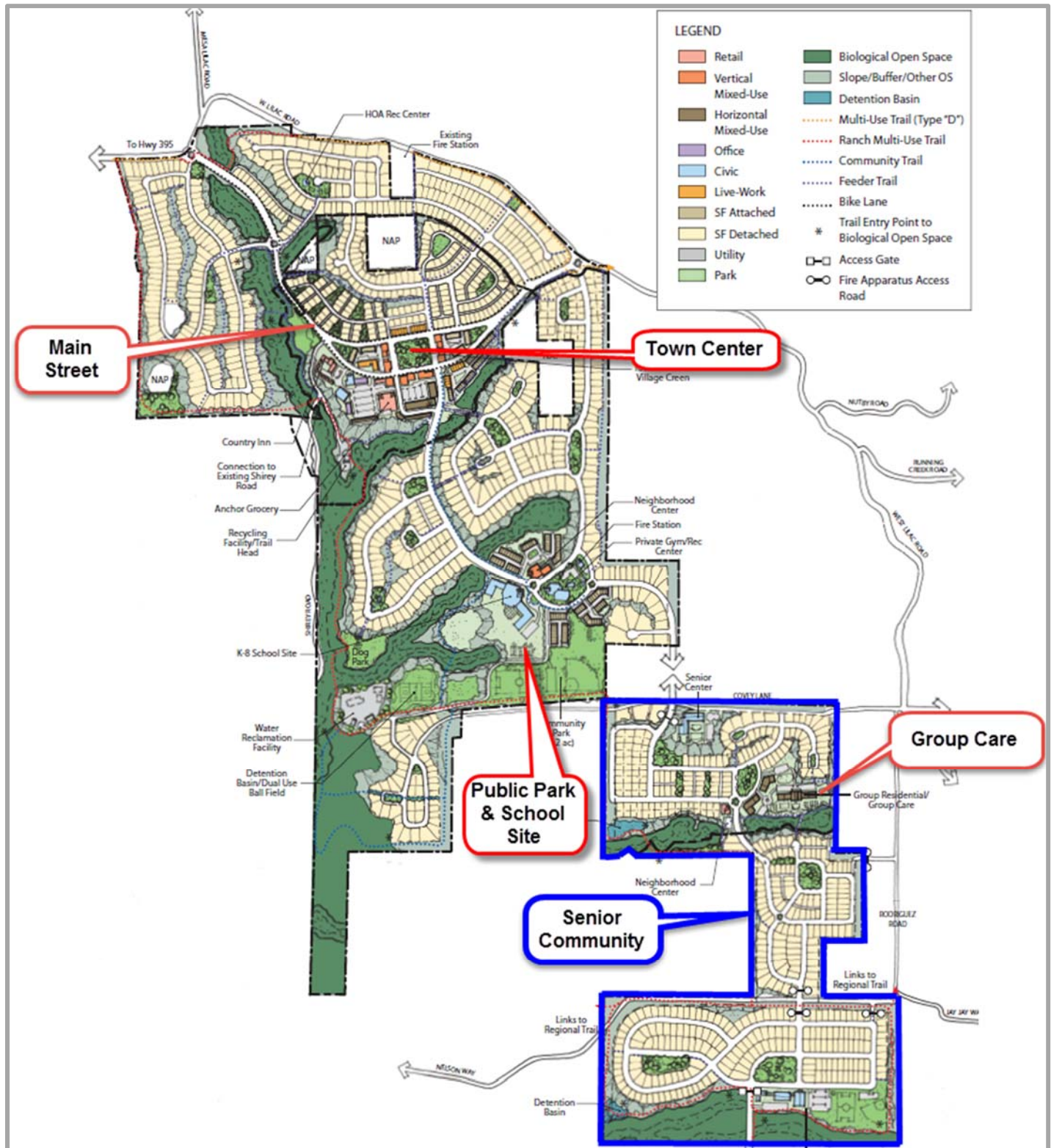


VICINITY MAP

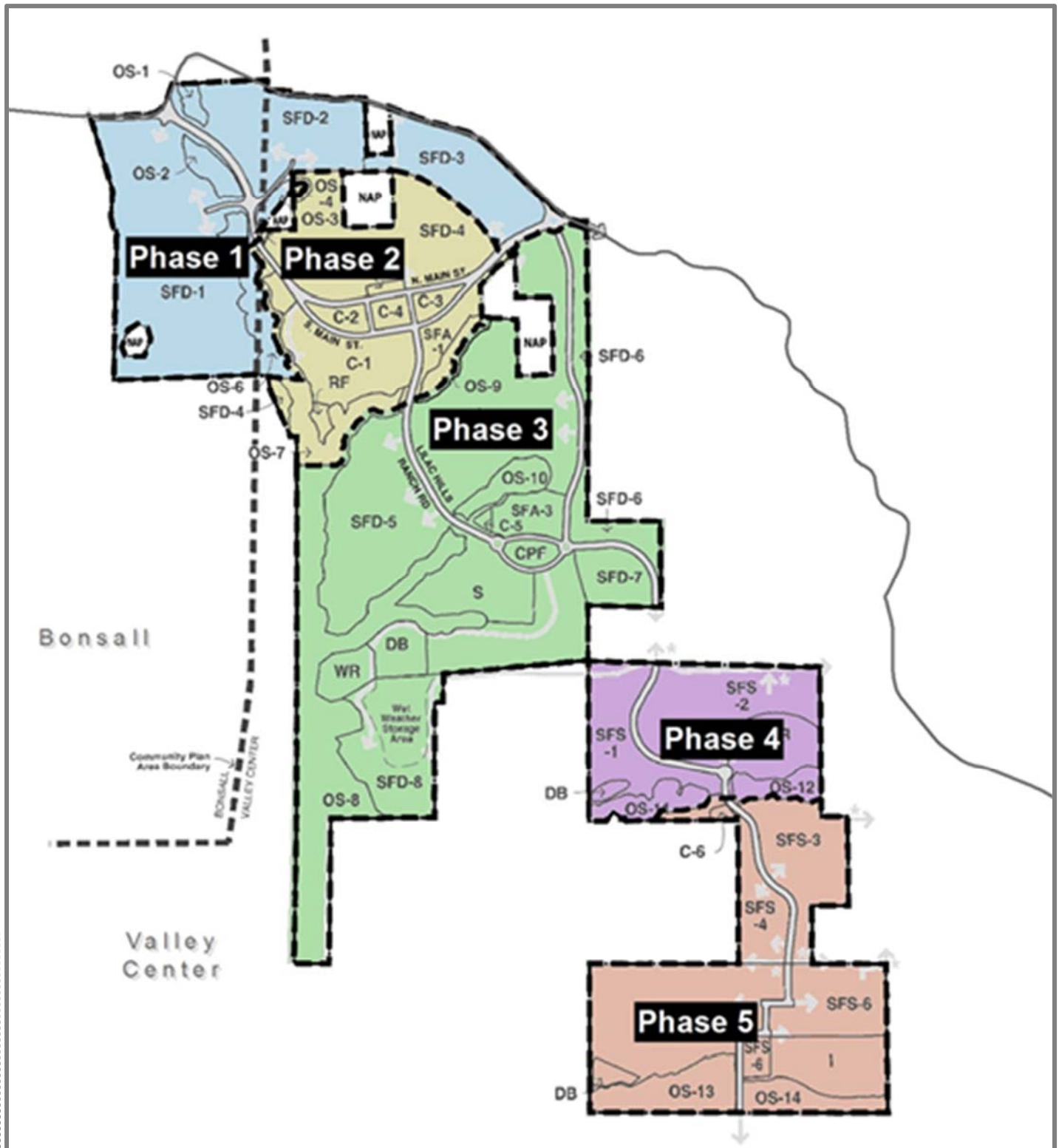


AERIAL MAP

Lilac Hills Ranch Specific Plan Initiative Impact Report



CONCEPTUAL PLAN



PHASING PLAN



AT A GLANCE

Definitions

The following comparison table and subsequent tables include three different development scenarios which are defined as follows:

- **“Existing General Plan”** is an analysis of the Lilac Hills Ranch project site if developed in conformance with the existing General Plan, which would allow a maximum of 110 houses on semi-rural residential lots. The individual properties which are under various ownerships within the project boundaries could also be developed separately. Under this scenario, 110 or fewer houses would likely be developed, resulting in reduced environmental impacts. Therefore the analysis included in this report assumes the most impactful alternative.
- **“Lilac Hills Ranch Project with Planning Commission Recommendations”** consists of the project recommended for approval by the Planning Commission which included modifications and conditions.
- **“Initiative”** is the development proposal included in the Initiative submitted to the County’s Registrar of Voters.

		EXISTING GENERAL PLAN	LHR PROJECT WITH PC RECOMMENDATIONS	INITIATIVE
Independent Parcels		59 parcels (49 legal lots)	1 Master Plan	1 Master Plan
Residential¹	Total Housing Units	110	1,746	1,746 ²
	<i>Single-Family Detached Units</i>	Allowed	903	903
	<i>Single-Family Detached Units (Age Restricted 55+)</i>	Allowed	468	468
	<i>Single-Family Attached Units</i>	Not Allowed	164	164
	<i>Mixed-Use Units</i>	Not Allowed	211	211
	Group Care	Allowed with Major Use Permit	200 Bed Facility (assisted living) with Major Use Permit	200 Bed Facility (assisted living) plus Kitchens with Major Use Permit
Commercial	Retail + Office	Not Allowed	90,000 Square Feet	90,000 Square Feet
	Lodging	Allowed with Major Use Permit	50 Room Country Inn with Major Use Permit	50 Room Country Inn with Major Use Permit

¹ The General Plan allows a maximum number of units by land use category.

² The Initiative reserves the right for the developer to move forward with the Group Care facility of 200 individual legal dwelling units through the inclusion of in-room kitchens. The Initiative also states that Group Care units are not included in the cumulative residential unit density.

Lilac Hills Ranch Specific Plan Initiative

Impact Report



		EXISTING GENERAL PLAN	LHR PROJECT WITH PC RECOMMENDATIONS	INITIATIVE
Fire Protection	New Station or Expanded Facilities	Not required	Required to satisfy the needs of the Village density	Not required as General Plan travel time would be modified solely for the Initiative
	Complies with existing General Plan Required Travel Time	Yes	Yes	No
	See Facilities & Services section, page 11 for more information on fire protection.			
Schools		None	School Constructed by Developer (turnkey)	Designated site available for purchase for public or private school. If the land is not acquired for school purpose it may be considered for alternative use by the developer.
		See Facilities & Services section, page 13 for more information on schools.		
Parks & Open Space	Open Space	Case by Case Review	104 Acres	104 Acres
	Parks	Approximately 1 Acre	25.6 Acres	25.6 Acres
	Public	Approximately 1 Acre	13.5-Acre Public Park	13.5-Acre Public Park
	Private	None	10 Private Parks totaling 12.1 Acres	10 Private Parks totaling 12.1 Acres
	Interim	None	8-Acre Public Park	None
	Trails	Case by Case Review	16 Miles	16 Miles
Facilities & Services	Project Facilities	None	Senior Community Center; Community Purposes Facilities (private recreational facility and area for a potential fire station)	Senior Community Center; Community Purposes Facilities (private recreational facility and area for a potential fire station)
	Water	Provided by Valley Center Municipal Water District and Groundwater Wells	Provided by Valley Center Municipal Water District; Water Recycling Facility; Groundwater Wells	Provided by Valley Center Municipal Water District; Water Recycling Facility; Groundwater Wells
	Recycling & Green Waste	None	Recycling & green waste collection facility provided	Recycling & green waste collection facility provided
	Wastewater	Septic	Sewer Service by Valley Center Municipal Water District	Sewer Service by Valley Center Municipal Water District
Roads	Eminent Domain	No need for eminent domain	Potential need for eminent domain	No need for eminent domain unless County makes improvements then eminent domain may be necessary
		See Transportation section, page 29 for more information on eminent domain.		
	Compliance with County Public Road Standards	Modification requests would be reviewed on a case by case basis	6 requests for modifications to standards recommended by County staff and PC; 1 request not recommended by County staff and PC	6 requests for modifications included; 1 request would not meet County Public Road Standards
	Compliance with County Private Road Standards	Modification requests would be reviewed on a case by case basis	4 requests for modifications to standards recommended by County staff and PC; 2 requests not recommended by County staff and PC	4 requests for modifications included; 2 requests would not meet County Private Road Standards

Lilac Hills Ranch Specific Plan Initiative Impact Report



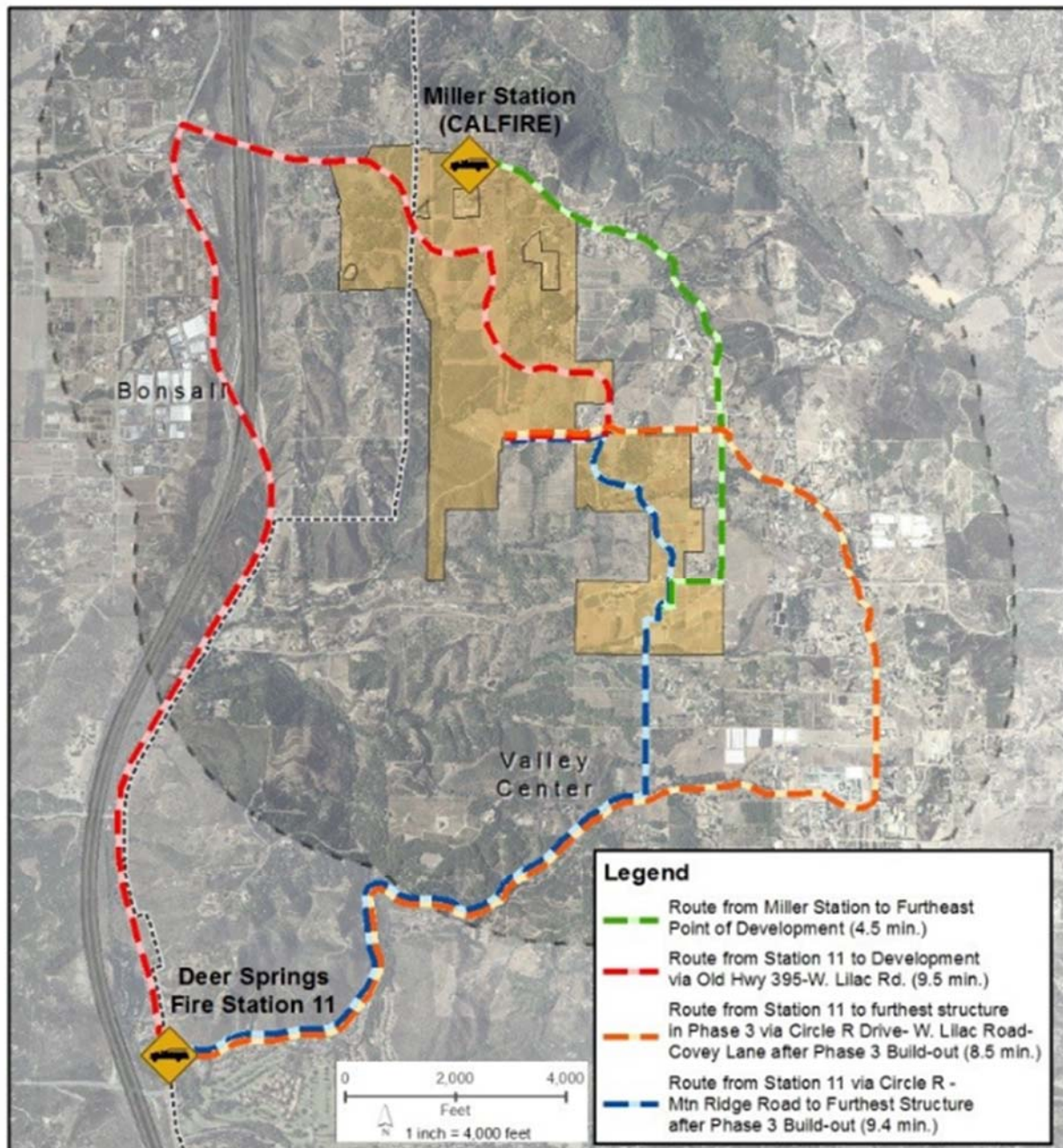
		EXISTING GENERAL PLAN	LHR PROJECT WITH PC RECOMMENDATIONS	INITIATIVE
	Total Daily Vehicle Trips Generated by the Project	1,320	19,428	19,428
	External (Vehicle trips that would enter or exit the project site)	1,320	15,151	15,151
	Internal (Vehicle trips originating or remaining within the project site)	Less than 70	4,277	4,277
	Unmitigated Traffic Impacts	No	Yes	Yes
See Transportation section, page 17 for more information on roads.				
Transportation Demand Management		None	On-demand vanpool to bus stop at SR-76 and I-15 (Phase 1) Provide transit stop improvements concurrently with Phase 2 (shelter and bench)	On-demand vanpool to bus stop at SR-76 and I-15 (Phase 1) Provide transit stop improvements concurrently with Phase 2 (shelter and bench)
Design Features	Community Character, Agricultural Compatibility & Buffer	Consistent based on land use designations	Includes 23.8 acres of active agricultural (within the 104.1 acres of biological open space); 20.3 acres of common area open space for community gardens, farmers' markets and private vineyards. Includes off-site requirement for permanent protection of 43.8 acres of agricultural lands 50-foot tree-lined buffer around entire project site except for 30 foot tree-lined buffer along West Lilac Road	Includes 23.8 acres of active agricultural (within the 104.1 acres of biological open space); 20.3 acres of common area open space for community gardens, farmers' markets and private vineyards. Includes off-site requirement for permanent protection of 43.8 acres of agricultural lands 50-foot tree-lined buffer around entire project site, does not include buffer along West Lilac Road but does include some landscaping along the roadway
Development Phasing		Reviewed on case by case basis	Yes	Some
See Phasing section, page 34 for more information on project phasing.				
Policy	Plan Amendments	Complies with General Plan	Amends General Plan, including the Valley Center and Bonsall Community Plans	Amends General Plan, including the Valley Center and Bonsall Community Plans
	Zoning Designation	RR – Rural Residential, A70 – Limited Agriculture	RS – Single Family Residential, C34 – General Commercial-Residential	RS – Single Family Residential, C34 – General Commercial-Residential
	Zoning Code Amendments	None	Establishes Design Review requirements for proposed projects	Establishes Design Review requirements for proposed projects
See Policy section, page 35 for more information on policy changes.				



FACILITIES & SERVICES

Fire Protection

Deer Springs Fire Protection District is the fire authority having jurisdiction for fire service. Assumed travel times are calculated from Deer Springs Fire Station 11 at the intersection of Old Hwy 395 and Circle R Drive. Miller Station operated by CAL FIRE provides automatic aid to the site.



EMERGENCY SERVICE ROUTES

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
Existing General Plan	<p>Deer Springs Fire Protection District Station 11 would provide fire and emergency medical services and CAL FIRE would provide automatic aid fire response from Miller Station. Travel times from Station 11 are within 7-9 minutes which meet the travel time standards of the General Plan. The General Plan requires a 10-minute travel time for development with a semi-rural designation.</p>
Planning Commission Recommended Lilac Hills Ranch Project	<p>Because the Project would change the existing semi-rural designations to village, fire and emergency medical services travel times for development located within village boundaries must be within 5 minutes per the General Plan Safety Element.</p> <p>The project would provide fire and emergency medical services travel times within 5 minutes through one of four options:</p> <ul style="list-style-type: none"> • Option 1: Expansion of existing Miller Station and co-location or contract services with CAL FIRE to provide services from Miller Station. • Option 2: New, separate fire station for Deer Springs Fire Protection District on the Miller Station site to house additional firefighters and apparatus. • Option 3: A new neighborhood fire station operated by Deer Springs Fire Protection District constructed within the Lilac Hills Ranch project phase three (middle of the project site). • Option 4: A new neighborhood fire station operated by Deer Springs Fire Protection District constructed within the Lilac Hills Ranch project phase five (southern portion of the project site).
Initiative	<p>Deer Springs Fire Protection District Station 11 would provide fire and emergency medical services and CAL FIRE will provide automatic aid fire response from Miller Station. Travel times from Station 11 are within 7-9 minutes.</p> <p>The Initiative does not meet the General Plan's current travel time standard of within 5 minutes for development located within a village boundary. As a result, the Initiative calculates travel time from Miller Station (CAL FIRE) for the</p>

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>development, however service would be provided from Station 11 which has a travel time of 7-9 minutes.</p> <p>The Initiative amends the Safety Element in the General Plan in the following ways:</p> <ul style="list-style-type: none"> • Amends Safety Policy S-6.4 Fire Protection Services for Development and the policy sidebar to calculate the travel time for the Initiative from Miller Station (CAL FIRE), however service would be provided from Station 11 which has a travel time of 7-9 minutes. • Amends Table S-1 to exempt the Initiative from the current 5-minute travel and to state that the travel time for the Initiative would be equal to the travel time provided to existing residents in the Deer Springs Fire Protection District.

School

The project site is split between the Bonsall Unified School District and the Valley Center Unified School District.

Site Buildout Scenario	Description
Existing General Plan	At issuance of each building permit, a fee would be paid to the corresponding school district for each parcel. A new school would most likely not be needed or considered if development is within the number of housing units allowed by the General Plan.
Planning Commission Recommended Lilac Hills Ranch Project	At the Planning Commission hearing, the developer agreed to a project condition to fully construct a kindergarten - eighth (k-8) grade school (turnkey).
Initiative	Developer designated a site within the project for a school. A school district or private school would need to purchase the site to build the school. The Initiative states that "if over time neither a public or private entity is able to obtain the site it may be considered for an alternative use".



Parks

The County's Park Land Dedication Ordinance (PLDO) implements California's Quimby Act and requires projects developing under 50 units to pay PLDO fees, and projects developing over 50 units to dedicate land for parks, pay PLDO fees or a combination of both.

Site Buildout Scenario	Description
Existing General Plan	If the site were subdivided into 110 lots as part of a single discretionary action, the PLDO would likely require the dedication and construction of an approximately 1-acre park.
	If the existing parcels were developed incrementally into the 110 lots allowed under the current general plan, in lieu of as part of a large subdivision, it is likely that only PLDO fees would be required, without dedicated parkland or park improvements.
Planning Commission Recommended Lilac Hills Ranch Project	Pursuant to the PLDO, this project requires 15.09 acres of park land. The Planning Commission recommended project complies with the PLDO and provides 25.6 acres of public and private parks. The PLDO provides half credit for private park acreage, so the 25.6 acres of public and private parks provides 19.1 acres of PLDO credit.
	The Planning Commission recommended an interim public park (8 acres) be provided for the first phase of houses (Phase 1) as there is no specified timing for construction of the 13.5-acre public park in Phase 3. After the 13.5-acre public park is constructed in Phase 3, the interim park would be removed and converted to residential lots.
Initiative	All projects require conformance with the County Trails Program. The Planning Commission recommended project proposes 16 miles of multi-use and community trails.
	Same number and design of parks and trails as the Lilac Hills Ranch Project as Recommended by the Planning Commission except the Initiative does not require the provision of an interim park. If the Initiative is passed and Phase 3 takes years for construction or is never constructed, prior residential phases would not meet public park requirements. Without the interim park and prior to construction of the Phase 3 park, the individual project phases do not provide the minimum public park acreages required in the PLDO.



Infrastructure & Services

The following section addresses the necessary services and facilities that would be provided to serve the project under the three different scenarios, including sewer, water, and schools. See the Fire Services section for information related to the provision of fire services.

Site Buildout Scenario	Description
Existing General Plan	Sewer ----- Sewer service would be provided by individual on-site septic systems. Sewer is not currently provided to the site and would not need to be extended to develop the site with 110 houses.
	Water ----- Water service is currently provided to the site by the Valley Center Municipal Water District (VCMWD) and on-site groundwater wells. Water service would be provided by the Valley Center Municipal Water District in order to develop the site with 110 houses.
	Schools ----- The site is currently located within the Bonsall Unified School District (BUSD) and the Valley Center-Pauma Unified School District (VCPUSD). School service would be provided by existing schools and no new facilities would be required. The project would also be required to pay school fees.
Planning Commission Recommended Lilac Hills Ranch Project	Sewer ----- The VCMWD has provided a Project Facility Availability Form that indicates that the project is within the district, is eligible for service, and facilities to serve the project are reasonably expected to be available within the next five years. The project would provide sewer service to the site via one of four options identified by the VCMWD, including an on-site wastewater treatment plant or improvement to Lower Moosa Wastewater Treatment Plant, located off-site. Under the Lower Moosa Wastewater Treatment Plan option, a new sewer line would be required to be extended from the project site, approximately 4 miles to the Lower Moosa Canyon Wastewater Treatment Plant. Ultimately, the VCMWD would determine what option is implemented in order to provide sewer service to the project.

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>Water -----</p> <p>The VCMWD has provided a Project Facility Availability Form that indicates that the project is within the district, is eligible for service, and facilities to serve the project are reasonably expected to be available within the next five years. There is existing water infrastructure within the project as well as West Lilac Road, Covey Lane (private road) and Mountain Ridge Road. The project would install new water infrastructure on and off-site in order to extend water service to the entire project.</p> <p>Schools -----</p> <p>The project site is located within the BUSD and the VCPUSD. Approximately 208 acres within the northern portion of the project are located within the BUSD. The remaining 400 acres are located within the VCPUSD. Project Facility Availability Forms have been provided from both districts and indicate that fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.</p> <p>The project is estimated to generate approximately 519 elementary and middle school students and 519 high school students. Based on the number of students generated by the project, there would not be adequate capacity in the local schools to serve the project's student generation. As stated in each school district's <i>will serve</i> letter, the VCPUSD has indicated that the Valley Center Elementary Upper School, which is currently closed, could re-open to accommodate the students. Additionally, BUSD could place temporary portable classrooms on existing school sites as an interim solution to the new students. This may be the approach to providing the school services if the turnkey school condition is not a part of the project.</p>
Initiative	<p>The infrastructure and services required to serve the Initiative are the same as the Lilac Hills Ranch Project as Recommended by the Planning Commission.</p>



TRANSPORTATION

Overall Impact

Both the Lilac Hills Ranch project as recommended by the Planning Commission and the Initiative result in direct and cumulative traffic impacts to several County roads and Caltrans facilities. Some significant traffic impacts would be reduced through mitigation; others would remain significant and unmitigated.

Site Buildout Scenario	Description
Existing General Plan	The existing General Plan would build out at a maximum of 110 houses within the project site generating an estimated 1,320 average daily vehicle trips.
Planning Commission Recommended Lilac Hills Ranch Project	The Traffic Impact Study (TIS) estimated the proposed project would generate a total of 19,428 average daily vehicle trips. The TIS assumed approximately 4,277 vehicle trips (22%) are internal, remaining within the project site, and approximately 15,151 vehicle trips (78%) are external, entering and exiting the project site.
Initiative	Same as Lilac Hills Ranch Project as recommended by the Planning Commission.

Direct Traffic Impacts & Mitigation

Direct traffic impacts are from traffic added by an individual development project that results in changes in traffic flow, from more congestion and slower speeds that are noticeable to the average driver.

Site Buildout Scenario	Description
Existing General Plan	Development of 110 houses would not result in direct impacts or need for road improvements except for frontage improvements such as shoulder and/or sidewalk improvements.
Planning Commission Recommended Lilac Hills Ranch Project	The TIS identified eight direct impacts based on the proposed Master Plan, which can be generally characterized as added traffic congestion for specific intersections and road segments. Recommended mitigation measures for these direct impacts are listed below, including whether the impacts are mitigated or remain significant and unmitigated:

Lilac Hills Ranch Specific Plan Initiative Impact Report



1. Gopher Canyon Rd from E. Vista Way to I-15 - Gopher Canyon Road/E. Vista Way - Add a dedicated right turn at the northbound E. Vista Way approach (There is currently a County project underway to construct this improvement).

☑ **Impact Mitigated**

2. Vista Way/Gopher Canyon Road intersection - Add westbound right turn lane from Gopher Canyon Road.

☑ **Impact Mitigated**

3. I-15 Southbound On-ramps/Gopher Canyon Road intersection - Install traffic signal.

ⓘ **Impact Mitigated***

(Improvements are under the jurisdiction of another agency - Caltrans)

4. I-15 Northbound On-ramps/Gopher Canyon Road intersection - Install traffic signal.

ⓘ **Impact Mitigated***

(Improvements are under the jurisdiction of another agency - Caltrans)

5. W. Lilac Road from Old Highway 395 to Main Street - Improve to 2.2C Light Collector standards (two 12-foot lanes and two 8-foot shoulders).

☑ **Impact Mitigated**

6. E. Vista Way from SR-76 to Osborne St - Add northbound dedicated right turn lane from East Vista Way.

☑ **Impact Mitigated**

7. Old Hwy 395/West Lilac Rd intersection – Install traffic signal and construct a left-turn lane from westbound West Lilac Road approach.

☑ **Impact Mitigated**

8. Old Hwy 395/Circle R Drive (public road) intersection - Install traffic signal.

☑ **Impact Mitigated**

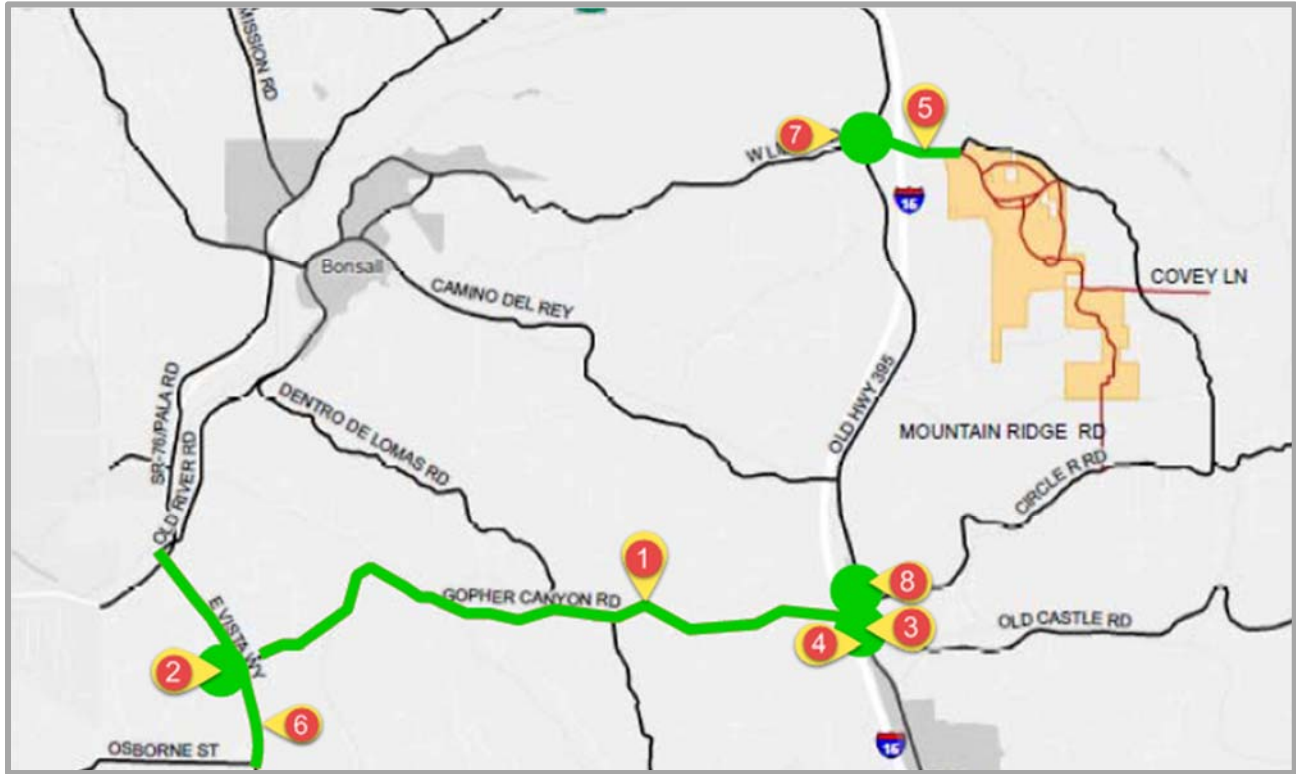
* For all items marked ⓘ **Impact Mitigated** - Draft EIR identifies the impact as significant & unmitigated because improvements are under the jurisdiction of another agency and the County does not have control over implementation of improvements.

Initiative

The mitigation is the same as Lilac Hills Ranch Project as Recommended by the Planning Commission except the timing of implementation for items 3 and 4 is not specified



(3. Installation of traffic signal at I-15 Southbound On-ramps/Gopher Canyon and 4. Installation of traffic signal at Northbound On-ramps/Gopher Canyon).



DIRECT IMPACTS

Cumulative Traffic Impacts & Mitigation

Cumulative impacts are caused by traffic added collectively by a group of development projects that results in changes in traffic flow from more congestion and slower speeds that are noticeable to the average driver.

Site Buildout Scenario	Description
Existing General Plan	Cumulative traffic impacts of 110 houses would be mitigated through payment into the County's Transportation Impact Fee (TIF) program for each building permit. No update to the County's TIF program would be required.
Planning Commission Recommended Lilac	The proposed Master Plan results in cumulative traffic impacts to the County and Caltrans roadway facilities listed

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
Hills Ranch Project	<p>below. The cumulative impacts to County roadway facilities will be mitigated via payment into the County's TIF program and/or through physical road improvements. In addition, the project would be required to provide a fair share contribution toward an update to the TIF program to account for the changes to the General Plan, likely resulting in reduced TIF rates in the North TIF region. The project would result in cumulative impacts to the following County roadways and intersections and also notes whether the impacts are mitigated or remain significant and unmitigated:</p> <ul style="list-style-type: none"> • West Lilac Road from Old Highway 395 to Main Street - Improve to 2.2C Light Collector standards (two 12-foot lanes and two 8-foot shoulders). <input checked="" type="checkbox"/> Impact Mitigated • Camino Del Rey from Old River Road to West Lilac Road - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated • Gopher Canyon Road from E. Vista Way to Little Gopher Canyon Road - Add a dedicated right turn at the northbound E. Vista Way approach. <input type="checkbox"/> Impact Significant and Unmitigated • Gopher Canyon Road from Little Gopher Canyon Road to I-15 SB Ramps - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated • Vista Way from SR-76 to Gopher Canyon Road - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated • Vista Way from Gopher Canyon Road to Osborne Street - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated • Pankey Road from Pala Mesa Drive to SR-76 - No improvement. <input type="checkbox"/> Impact Significant and Unmitigated • Cole Grade Road, from Fruitvale Road to Valley Center Road - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated • Vista Way/Gopher Canyon Road - TIF Payment. <input checked="" type="checkbox"/> Impact Mitigated

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<ul style="list-style-type: none"> Old Highway 395/E. Dulin Road - Install traffic signal. ☑ Impact Mitigated Old Highway 395/West Lilac Road - TIF Payment. ☑ Impact Mitigated Old Highway 395/Circle R Drive - Install traffic signal. ☑ Impact Mitigated
Initiative	Same as Lilac Hills Ranch Project as Recommended by the Planning Commission.

Caltrans Facilities - Cumulative Impacts

Site Buildout Scenario	Description
Existing General Plan	Buildout of 110 houses would not result in significant impacts to Caltrans facilities.
Planning Commission Recommended Lilac Hills Ranch Project	<p>The proposed Master Plan's cumulative impacts (more congestion and slower speeds) to Caltrans facilities would be significant and unavoidable. There is no feasible mitigation measure that the project by itself could implement to mitigate its cumulative impacts to Caltrans freeways and highways. The developer is making improvements to four roadway facilities. The project would result in cumulative impacts to the following Caltrans roadways and intersections as follows and also notes whether the impacts are mitigated or remain significant and unmitigated:</p> <ul style="list-style-type: none"> SR-76/Old Highway 395 - No improvement. ☹ Impact Significant and Unmitigated SR-76/Pankey Road - No improvement. ☹ Impact Significant and Unmitigated I-15 Southbound On-ramps/Old Highway 395 - TIF Payment. ℹ Impact Mitigated* <i>(Improvements are under the jurisdiction of another agency - Caltrans)</i>

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<ul style="list-style-type: none"> • I-15 Northbound On-ramps/Old Highway 395 – TIF Payment. <i>Impact Mitigated*</i> <i>(Improvements are under the jurisdiction of another agency - Caltrans)</i> • I-15 Southbound On-ramps/Gopher Canyon Road - TIF Payment. <i>Impact Mitigated*</i> <i>(Improvements are under the jurisdiction of another agency - Caltrans)</i> • I-15 Northbound On-ramps/Gopher Canyon Road - TIF Payment. <i>Impact Mitigated*</i> <i>(Improvements are under the jurisdiction of another agency - Caltrans)</i> • I-15 between Gopher Canyon Road and Deer Springs Road - No improvement. Impact Significant and Unmitigated • I-15 between Deer Springs Road and Centre City Parkway - No improvement. Impact Significant and Unmitigated • I-15 between Centre City Parkway and El Norte Parkway - No improvement. Impact Significant and Unmitigated • I-15 between El Norte Parkway and SR-78 - No improvement. Impact Significant and Unmitigated <p><i>* For all items marked Impact Mitigated - Draft EIR identifies the impact as significant & unmitigated because improvements are under the jurisdiction of another agency and the County does not have control over implementation of improvements.</i></p>
Initiative	Same as Lilac Hills Ranch Project as Recommended by the Planning Commission. Timing of the I-15 Southbound and Northbound On-ramps signalization at Gopher Canyon Road is not specified.



Level of Service E/F Mobility Element Roads

Level of service (LOS) is a qualitative measure of traffic based on roadway capacity. LOS A through D are considered acceptable. Both LOS E and F are considered deficient (congested road or intersection). Mobility Element Roads that reach a deficient level of service (E or F) should be considered for a classification upgrade to a classification with a higher capacity (for example from a two to a four-lane road) or acceptance at a deficient level of service based on findings related to community character, environmental and topographical constraints. The road segments listed below would be added to the list in Table M-4 of the Mobility Element of the County's General Plan.

Site Buildout Scenario	Description
Existing General Plan	<p>The existing level of service along West Lilac Road is LOS A. The County roadways are currently operating at an acceptable level of service and it is unlikely that the development would affect the level of service. Additionally, 110 homes would not create impacts that result in Mobility Element roads operating at a deficient level of service (LOS E/F).</p>
Planning Commission Recommended Lilac Hills Ranch Project	<p>The classifications of the following Mobility Element road segments are not proposed to be upgraded and are proposed to be added to Table M-4 in the Mobility Element of the General Plan. Table M-4 is a listing of Mobility Element roadway segments which the General Plan accepts at a deficient LOS. Table M-4 recognizes road segments that will, at buildout of the General Plan, result in LOS E/F and have been accepted at a deficient level of service.</p> <ul style="list-style-type: none"> • Old Highway 395 from SR-76 to E. Dulin Road • Old Highway 395 from E. Dulin Road to West Lilac Road • Old Highway 395 from West Lilac Road to I-15 southbound ramps • West Lilac Road from Old Highway 395 to Main Street <p>The following segments were previously accepted at LOS E/F as part of the General Plan Update and would need to be re-accepted at LOS E/F with the additional traffic generated by the project:</p> <ul style="list-style-type: none"> • Old Highway 395 from SR-76 to E. Dulin Road • Lilac Road from New Road 19 to Valley Center Road • Valley Center Road from Miller Road to Indian Creek Road

Lilac Hills Ranch Specific Plan Initiative Impact Report



Initiative	<p>Same as Lilac Hills Ranch Project as Recommended by the Planning Commission with the following differences:</p> <ul style="list-style-type: none"> • Downgrade the segment of West Lilac Road from Main Street to Road 3 from a 2.2C Light Collector to a 2.2F Light Collector (8-foot shoulder to 2-foot shoulder) • Add the segment of West Lilac Road from Main Street to Road 3 to Table M-4 (road segments accepted at deficient levels of service LOS E/F)
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Modifications to Road Standards

The County's Public and Private Road standards establish design and construction specifications for road improvements. An applicant may request modifications to road standards based on-site and project specific circumstances. An exhibit is included following this section that correlates the Modification Request numbers identified below with their general location on the exhibit.

Site Buildout Scenario	Description
Existing General Plan	<p>No modifications would be required to construct 110 houses, however modifications could be requested and considered.</p>
Planning Commission Recommended Lilac Hills Ranch Project	<p>The Lilac Hills Ranch project developer requested 10 modifications to the County of San Diego Public and Private Road Standards. County staff and the Planning Commission recommended the approval of 7 of the requested modifications.</p> <p>County staff and the Planning Commission recommended approval of the following Road Standard Modification Requests by the Developer:</p> <ol style="list-style-type: none"> 1. West Lilac Road (Old Highway 395 to I-15 Bridge) - Public Road: Request to reduce the shoulders to 6-feet on both sides, and reduce the parkway to 2-feet along the northerly travel way and 6-feet along the southerly travel way (off-site). 2. West Lilac Road (over the I-15 Bridge) - Public Road: Request to require no widening of the existing 40-foot West Lilac Road Bridge over I-15 and require only restriping of the road and installation of curb, gutter and sidewalk on the south side of the road (off-site).

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>3. West Lilac Road (project boundary to westerly roundabout with transition) - Public Road: Request to reduce the parkway to 2-feet along northerly travel way, add a 10-foot median and 5-foot bike lane on both sides.</p> <p>4. West Lilac Road (from westerly roundabout at the entrance of Main Street along the northern project boundary) - Public Road: Request for a modification to the proposed 2.2F Light Collector (28-foot improved road width within a 52-foot right-of-way that includes a 12-foot parkway and a minimum design speed of 40 mph) in order to further reduce the design speed of the road segment to 25 mph and to reduce the improved road width to 24-feet with a graded width of 28-feet.</p> <p>6. West Lilac Road (east of the easterly roundabout) - Public Road: Request is for a modification to the proposed 2.2F Light Collector (28-foot improved road width within a 52-foot right-of-way that includes a 12-foot parkway and a minimum design speed of 40 mph) in order to improve the roundabout approach with a 12-foot travel lane on the north, 4-foot splitter island, 12-foot travel lane on the south, 5-foot bike lane on the south and a 12-foot parkway along the south and to eliminate the shoulder and reduce the 2-foot parkway along the north side of West Lilac Road.</p> <p>9. Street "C" (internal roadway) - Private Road: Request to reduce the design speed from 30 mph to 20 mph (on-site) in order to improve pedestrian safety and promote walkability.</p> <p>10. Street "E" (internal roadway) - Private Road: Request to reduce the design speed from 25 mph to 20 mph (on-site) in order to improve pedestrian safety and promote walkability.</p> <p>The Planning Commission recommended denial of the following Road Standard Modification Requests by the developer and made the following recommendations:</p> <p>5. West Lilac Road (along the northern project boundary) - Public Road: Request for a modification to Public Road standards to preserve the existing alignment of West Lilac Road and</p>



Site Buildout Scenario	Description
	<p>eliminate the need for off-site right of way acquisition and grading. This modification would not meet the County's Public Road Standards.</p> <p><u>PC Recommendation:</u> Required West Lilac Road along the northern boundary line to be constructed to the 2.2C Light Collector Standard (12-foot travel lanes and 8-foot shoulders) with a 30-foot buffer along the south side and reduction of the graded parkway on the north side of the road to eliminate impacts to off-site properties to the north.</p> <p>7. Mountain Ridge Road (access to southern portion of project site) - Private Road: Request to reduce design speed from 30 mph to 15 mph to maintain current road grades and adjacent slopes and eliminate the need to improve the road by reducing the grades (hills), which would require the developer to acquire additional easements along both sides of the road. (Developer would widen Mountain Ridge Road from 20-feet to 24-feet, but requests not to level the road). This modification would not meet the County's Private Road Standards.</p> <p><u>PC Recommendation:</u> Required Mountain Ridge Road to be built to a 25 mph design speed that would require some leveling of the road grades and widening of the road from 20-feet to 24-feet to ensure that the road can accommodate the traffic generated by the project. These improvements would require the developer to acquire additional slope easements from private property owners along both sides of the road because the grading would be outside of the existing private road easement.</p> <p>Under the Subdivision Map Act, if an applicant cannot obtain the property needed to construct a required off-site improvement, the County would have to acquire the property by purchase or eminent domain. If the County fails to do so, the project condition requiring the off-site improvement would be deemed waived but the development could proceed without the required improvement. Because Mountain Ridge Road is a private road, the County could not use eminent domain to acquire the property needed for the</p>

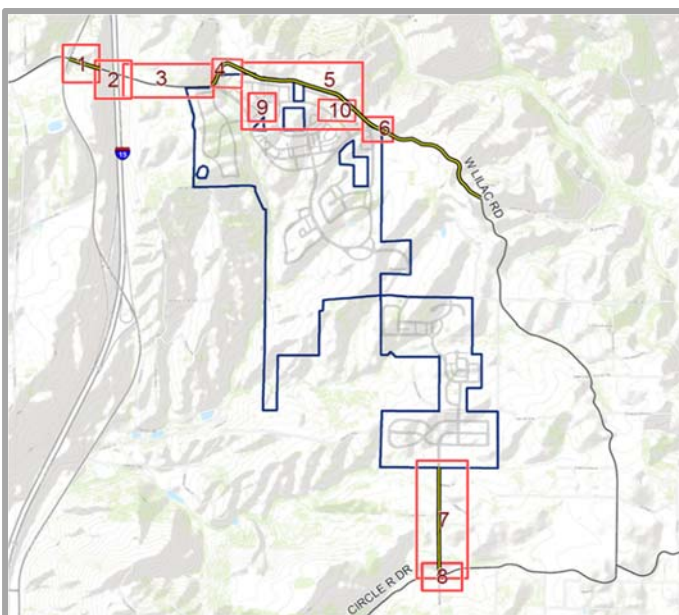
Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>road improvements. Eminent domain can be used only for a public purpose. Consequently, if the County approved a tentative subdivision map in Phase 5 of the project that required the developer to improve Mountain Ridge Road and the developer were unable to acquire the easements needed to make the improvements, the project condition would be deemed waived.</p> <p>To avoid this potential result, the Planning Commission added a condition to the Specific Plan that required the developer to acquire the property rights necessary to improve Mountain Ridge Road prior to development of the portion of Phase 5 that would use Mountain Ridge Road. This condition would ensure that the road can be improved without the risk that the condition would be deemed waived. If the developer is unable to acquire all of the property rights necessary to improve Mountain Ridge Road, the developer could request an amendment to the Specific Plan to identify an alternative access route for Phase 5, which could require additional environmental review.</p> <p>The Initiative does not include this condition and does not require Mountain Ridge Road to be improved to a 25 mph design speed to accommodate the traffic generated by the project.</p> <p>8. Mountain Ridge Road at Circle R Drive - Private/Public Road Intersection: Request to waive the requirement for a taper at the intersection of Mountain Ridge Road and Circle R Drive (off-site). This modification would not meet the County's Private Road Standards.</p> <p><u>PC Recommendation:</u> The Planning Commission recommended that a taper be provided at the intersection of Mountain Ridge Road and Circle R Drive to accommodate turning of large vehicles.</p>
Initiative	<p>The Initiative includes approval of the three modifications that the Planning Commission recommended be denied (5, 7 and 8). Incorporates all 10 requested modifications into the project, and does not require that the developer acquire offsite property rights or resolve the overburdening issue in</p>



Site Buildout Scenario	Description
	<p>advance, which would result in the following:</p> <ol style="list-style-type: none"> West Lilac Road (along the northern project boundary) - Public Road: The Initiative includes modification request number 5 which would preserve the existing alignment of West Lilac Road, add 2-feet of pavement on the south side of the road and leave the north side unimproved. Eight-foot shoulders would not be provided along the project frontage. The Initiative would also require West Lilac Road drivers to drive over a 6-inch berm in order to pull-off the road onto a graded area. Mountain Ridge Road (access to southern portion of project site) - Private Road: The Initiative includes modification request 7 which would maintain the current road grades and slopes thereby requiring a reduction in speed (from 30 mph to 15 mph); it also widens the existing paved road by 4-feet. Mountain Ridge Road at Circle R Drive - Private/Public Road Intersection: The Initiative does not include a taper at the intersection of Mountain Ridge Road/Circle R Drive. Without the taper improvement large vehicles traveling west on Circle R Drive cannot make the right turn onto Mountain Ridge Road without crossing the road centerline.



LOCATION OF MODIFICATION REQUESTS



Eminent Domain

The power of eminent domain is the mandatory grant of rights or sale of property by a property owner in exchange for just compensation. Roadway improvements on public roads in the project area may require the exercise of eminent domain.

Site Buildout Scenario	Description
Existing General Plan	There are areas of limited right-of-way in the project area. However, the need to exercise the power of eminent domain is not anticipated.
Planning Commission Recommended Lilac Hills Ranch Project	Acquisition of the right-of-way required for the recommended roadway improvements to West Lilac Road and the sight distance requirements at the intersections of Covey Lane/West Lilac Road and Mountain Ridge Road/Circle R Drive may require the County of San Diego to exercise the power of eminent domain. Per Board Policy J-33: The Use of the Board of Supervisors' Power of Eminent Domain on Behalf of Private Developers, the subdivider would be responsible for paying the full costs of eminent domain proceedings, including all costs required to purchase the real property.
Initiative	The Initiative does not require the developer to improve the intersections at Covey Lane/West Lilac Road and Mountain Ridge Road/Circle R Drive nor construct the taper at Mountain Ridge Road/Circle R Drive. Therefore, if the County determines that improvements are necessary to the public roads or to where private roads intersect public roads, the County may need to acquire the property through eminent domain. The County would be responsible for paying the full costs of eminent domain proceedings, including all costs required to purchase the real property, and to construct the improvements.

Sight Distance

Sight distance must be provided so a driver may see an object with sufficient time to stop safely. New or improved roadways within the unincorporated area must meet County of San Diego Sight Distance requirements.

Site Buildout Scenario	Description
Existing General Plan	Discretionary permit projects, like a Major Use Permit or Subdivision Map, would be required to comply with County Sight Distance requirements.

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
Planning Commission Recommended Lilac Hills Ranch Project	Project conditions require off-site clear space easements at the intersection of Covey Lane with West Lilac Road and Mountain Ridge Road with Circle R Drive to provide adequate sight distance in accordance with County Sight Distance requirements.
Initiative	The Initiative does not meet County Sight Distance requirements at the intersections of Covey Lane with West Lilac Road or Mountain Ridge Road with Circle R Drive and does not include any requirement to obtain off-site clear space easements. As a result, the County cannot require or condition future implementing permit applications (Tentative Maps, Site Plans, or Major Use Permits) to achieve sight distance at these intersections because they would be inconsistent with the Initiative. The increase in traffic volume at the intersections would increase the potential for County liability. For more information, see the Liability Section later in this report.

Overburdening

Certain neighboring property owners assert that traffic from the project would impermissibly “overburden” an existing private road easement (Mountain Ridge Road). “Overburdening” means that more traffic would use the private road easement than is allowed by the terms of the easement. Potential overburdening is not a County issue, but may be an issue between the affected private parties.

Site Buildout Scenario	Description
Existing General Plan	Although overburdening of a private road easement is a private property issue, it is unlikely that development of the site would result in overburdening of a private road easement if the development is consistent with the existing General Plan.
Planning Commission Recommended Lilac Hills Ranch Project	Approval of the proposed Master Plan could result in the private parties litigating the overburdening issue and a court concluding that the project does not have the rights needed to use the private road easement. To address the issue, the Planning Commission added a condition to the Specific Plan that requires: (1) the developer to resolve this issue (through negotiations or litigation with easement owners) before submitting a subdivision map for the portion of Phase 5 that proposes to use Mountain Ridge Road for

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	access. In addition, the Lilac Hills Ranch Project as Recommended by the Planning Commission includes a condition requiring (2) Mountain Ridge Road to be widened and (3) the hills in the road to be leveled to accommodate the increased traffic from the project.
Initiative	The Initiative does not include conditions (1) and (3) above as recommended by the Planning Commission. In this scenario, the developer could submit a map without first having to resolve the overburdening issue and without subsequently having to level the road. If the private parties litigated the overburdening issue and a court ruled that traffic from the project would overburden the private road easement, the map and specific plan would likely have to be revised which may require additional environmental analysis.



FINANCING

Facilities Financing

The mechanisms below are identified as options for financing the cost of facility construction and maintenance and operation.

Site Buildout Scenario	Description
Existing General Plan	As the projects are submitted for buildout, the responsible party for each subdivision or building permit would be required to construct infrastructure or fund appropriate maintenance and operations of services and infrastructure.
Planning Commission Recommended Lilac Hills Ranch Project	<p>The Lilac Hills Ranch Project as Recommended by the Planning Commission proposes the following financing options:</p> <ul style="list-style-type: none"> • Developer funded or Constructed (Developer) • County Service Area (CSA) Property owners assess themselves for higher levels of service. • Mello-Roos Community Facilities Act Authorizes the formation of Community Financing Districts (CFD) which finances facilities through special taxes. • Infrastructure Financing District (IFD) Financing mechanism using tax increment growth in assessed values. • Assessment Districts (AD) Financing mechanism where the benefit or improvement is assignable to particular properties, and assessed in exact amounts based on those benefits including Landscape Maintenance Districts (LMD). • Dedication Land dedications for public facilities. • Subdivision Exaction Improvements compelled through the California Subdivision Map Act. • Development Fees Impact fees to finance local improvements. • Developer Reimbursement Agreements Facilities constructed that accommodate future development may consider a reimbursement

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>agreement.</p> <ul style="list-style-type: none"> • Habitat Management District (HMD) For maintenance of open space areas dedicated to the County or other agency. <p>The Specific Plan assigns the following financing options to each required facility:</p> <p>Off-Site Highway and Street Improvements</p> <ul style="list-style-type: none"> • Developer and/or AD, CFD, or IFD and/or Reimbursement Agreements. <p>Circulation Street Improvements and Expansion</p> <ul style="list-style-type: none"> • Developer and/or AD/CFD/IFD and/or Reimbursement Agreements. <p>Drainage and Storm Water Management</p> <ul style="list-style-type: none"> • Developer and/or AD/CFD/IFD and/or Reimbursement Agreements. <p>Water & Sewer</p> <ul style="list-style-type: none"> • Developer and/or Payment to Valley Center Municipal Water District for capacity and connection fees. Also, AD/CFD/IFD for financing options. <p>Schools</p> <ul style="list-style-type: none"> • Payment of fees, dedication of land, construction of facilities or CFD. <p>Parks & Trails</p> <ul style="list-style-type: none"> • Land dedication, Park Land Dedication Ordinance funds, CSA and/or AD/CFD/IFD <p>Open Space Preserve</p> <ul style="list-style-type: none"> • HMD and/or Habitat Management Plan, and/or LMD/CFD/CFD <p>Fire, Paramedic, Law Enforcement</p> <ul style="list-style-type: none"> • Fees, and/or AD/CFD
Initiative	Same financing options as the Lilac Hills Ranch Project as Recommended by the Planning Commission.



PHASING

Phasing

Project construction is often planned and built in separate phases. Both the Lilac Hills Ranch Project as Recommended by the Planning Commission and the Initiative propose construction in five phases, spanning approximately 10 years. Neither version proposes a specific phasing sequence. However, project conditions included in the Planning Commission Recommended Lilac Hills Ranch Project do link certain phasing and timing requirements.

Site Buildout Scenario	Description
Existing General Plan	Construction determined by market conditions.
Planning Commission Recommended Lilac Hills Ranch Project	<ul style="list-style-type: none"> • The project developer is required to construct a wastewater facility before commencement of construction on the 100th house. • Construction of the Town Center is required after 1,000 houses are built. • Main Street (the primary entry road that runs through the Town Center) required to be constructed with Phase 2 or 3. • Access to Phase 4 required to occur concurrently with development of that phase and access to Covey Lane or Rodriguez Road required to occur concurrently with development of Phase 5.
Initiative	Proposes non-sequential phasing plan. Services and facilities constructed as needed. Construction of first building in Town Center required prior to occupancy of more than 75% (1,309 houses) of the total residential units. The timing of the construction of Main Street (the primary entry road that runs through the Town Center) is the same as the Lilac Hills Ranch Project as Recommended by the Planning Commission.



POLICY

General Plan Amendments

The Lilac Hills Ranch Project as Recommended by the Planning Commission and the Initiative are both inconsistent with the existing General Plan and require General Plan Amendments. Below is a summary of the proposed General Plan Amendments.

Site Buildout Scenario	Description
Existing General Plan	Development of the site under the existing General Plan density of 110 dwelling units would not require any amendments to the General Plan.
Planning Commission Recommended Lilac Hills Ranch Project	<p>The Lilac Hills Ranch project recommended by the Planning Commission proposes the following changes to the General Plan:</p> <p>Land Use Element</p> <ul style="list-style-type: none"> Semi-Rural Regional Category to Village Semi-Rural 4 (1 unit per 4, 8 or 16 acres) and Semi-Rural 10 (1 unit per 10 or 20 acres) to Village Residential (VR 2.9) and Village Core Mixed-Use (C-5) LU-1.2 - Leapfrog Development. County staff and the Planning Commission determined that the Lilac Hills Ranch project is consistent with Land Use Policy LU-1.2 upon accepting a green rating system called the National Green Building Standards (NGBS) as an equivalent program to the Leadership in Energy and Environmental Design - Neighborhood Design (LEED®-ND) green rating system No changes to policies in the Land Use Element <p>Valley Center Community Plan</p> <ul style="list-style-type: none"> Add third Village to community plan Add description of the Lilac Hills Ranch project No changes to policies in the community plan <p>Bonsall Community Plan</p> <ul style="list-style-type: none"> Add the Lilac Hills Ranch Village to the community plan No changes to policies in the community plan

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>Mobility Element</p> <ul style="list-style-type: none"> As a result of the proposed General Plan Amendment and resulting increase in density, the proposed project would require the following Mobility Element road segments to be accepted at deficient levels of service (LOS E/F): <ul style="list-style-type: none"> Old Highway 395 from E. Dulin Road to West Lilac Road Old Highway 395 from West Lilac Road to I-15 Southbound On-ramps West Lilac Road from Old Highway 395 to Main Street The following segments were previously accepted at LOS E/F as part of the General Plan Update and would need to be re-accepted at LOS E/F with the additional traffic generated by the project: <ul style="list-style-type: none"> Old Highway 395 from SR-76 to E. Dulin Road Lilac Road from New Road 19 to Valley Center Road Valley Center Road from Miller Road to Indian Creek Road
<p>Initiative</p>	<p>The Initiative includes the same General Plan Amendments as the Lilac Hills Ranch Project as Recommended by the Planning Commission, but also includes the following additional changes that are not included in the Planning Commission Recommended Lilac Hills Ranch project:</p> <p>Land Use Element</p> <ul style="list-style-type: none"> Amendment to Land Use Policy LU-1.2 Leapfrog Development (<i>Policy LU-1.2 prohibits Village densities located away from established villages or outside established water and sewer service boundaries unless the new villages are designed to be consistent with the Community Development Model, provide all necessary services and facilities, and are designed to meet Leadership in Energy & Environmental Design Neighborhood Development (LEED®-ND) Certification or an equivalent.</i>) <p>Exempts the Initiative from Policy LU-1.2. The Initiative would add text to the General Plan Policy Background section and Sidebar following Policy LU-1.2 that states that the Initiative is consistent with the County's</p>



Site Buildout Scenario	Description
	<p>Community Development Model, provides necessary services and facilities and is designed to meet the National Green Building Standards (NGBS) program. The added language would also state that the NGBS program is considered to be an equivalent to LEED®-ND for the purposes of application of Policy LU-1.2 to the Lilac Hills Ranch Specific Plan.</p> <p>Valley Center Community Plan</p> <ul style="list-style-type: none"> • Exempts the Initiative from an agricultural policy that prohibits residential uses that would have an adverse impact on existing agricultural uses. • Exempts the Initiative from the mobility policy that would maintain a level of service “C” on the road system at peak hours. <p>Bonsall Community Plan</p> <ul style="list-style-type: none"> • Exempts the Initiative from a community character policy related to maintaining the existing rural lifestyle and community character. • Exempts the Initiative from the policy discouraging incompatible land uses on areas of agricultural use and land suitable for agricultural use. <p>Conservation and Open Space</p> <ul style="list-style-type: none"> • Amends Policy COS-6.2 that discourages development that is incompatible with intensive agricultural uses by explaining that the Initiative is consistent with the policy by requiring various design features and policies that promote compatibility with surrounding agricultural operations. <p>Mobility Element</p> <ul style="list-style-type: none"> • Downgrades the segment of West Lilac Road from Main Street to Road 3 from a 2.2C Light Collector to a 2.2F Light Collector (8-foot shoulder reduced to 2-foot shoulder). • Adds the segment of West Lilac Road from Main Street to Road 3 to Table M-4 (road segments accepted at deficient levels of service LOS E/F). <p>Safety Element</p> <ul style="list-style-type: none"> • Amends Safety Policy S-6.4 Fire Protection Services for Development and the policy sidebar to calculate the travel time for the Initiative from Miller Station (CAL

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>FIRE), however service would be provided from Station 11 which has a travel time of 7-9 minutes.</p> <ul style="list-style-type: none"> Amends Table S-1 to exempt the Initiative from the current 5-minute travel and to state that the travel time for the Initiative would be equal to the travel time provided to existing residents in the Deer Springs Fire Protection District.

Zoning

Zoning determines the allowed uses on a site, minimum lot sizes and other requirements like maximum building height and lot line setback requirements.

Site Buildout Scenario	Description
Existing General Plan	<p>Rural Residential (RR) and Limited Agricultural (A70) Use Regulations. Permitted uses include: Family Residential, Essential Services, Fire Protection Services, Horticulture, Tree Crops and Row and Field Crops with additional uses subject to limitations. The two story limit on all structures is consistent with zoning. No zoning changes would be required.</p>
Planning Commission Recommended Lilac Hills Ranch Project	<p>The project proposes a Rezone to Single-Family Residential (RS) and General Commercial-Residential (C34) with "B" or "D" Special Area designators. Permitted uses include: Family Residential, Essential Services, Fire Protection Services, Horticulture: Cultivation, Tree Crops and Row and Field Crops with additional uses subject to limitations.</p> <p>Design Review is required through a Site Plan for proposed projects to ensure compatibility of landscaping, lighting, signage, private parks, and architecture in accordance with the Specific Plan. Raises the limit from two to three stories for structures within the Town Center and two Neighborhood Centers.</p>
Initiative	<p>Same zoning as the Lilac Hills Ranch Project as Recommended by the Planning Commission.</p>



Affordable Housing

In the County's certified 2013 Housing Element, the County states that affordable housing for low income households can be accommodated on land designated between 20 and 23 dwelling units per acre, and affordable housing for very low income households can be accommodated on land designated between 24 and 29 units per acre.

Site Buildout Scenario	Description
Existing General Plan	No density based affordable housing because the existing General Plan designations for the site do not allow densities higher than 15 dwelling units per acre.
Planning Commission Recommended Lilac Hills Ranch Project	The Planning Commission recommended project includes senior housing (468 single-family detached senior dwelling units) and areas within the Town Center which would be zoned to accommodate 25 dwelling units per acre. However, the developer has not indicated the sale and/or rental price of the units in the proposed Master Plan. Infrastructure funding mechanisms may add additional costs for future homeowners, such as Mello Roos, benefit assessments, etc.
Initiative	Same as the Lilac Hills Ranch Project as Recommended by the Planning Commission except that the Initiative could add individual kitchens to the 200-bed Group Care facility.



CEQA

Environmental Impacts

A Draft Environmental Impact Report (EIR) was prepared for the Lilac Hills Ranch Project as Recommended by the Planning Commission and was circulated for a 45-day public review period from July 3, 2013 to August 19, 2013. As a result of the public comments received, substantial changes were made to the Draft EIR resulting in the preparation of a Revised EIR. As required by CEQA, the Revised EIR was recirculated for a 45-day public review from June 12, 2014 to July 28, 2014.

Site Buildout Scenario	Description
Existing General Plan	<p>The Draft EIR prepared for the Lilac Hills Ranch project evaluated a General Plan Consistent alternative consisting of 110 single family lots. The EIR concluded that all environmental impacts would be less than the proposed Master Plan.</p> <p>If the parcels were developed incrementally, environmental review would be performed on a case-by-case basis.</p>
Planning Commission Recommended Lilac Hills Ranch Project	<p>The Draft EIR identified significant and unavoidable environmental impacts to the following:</p> <ul style="list-style-type: none"> • Aesthetics • Air Quality • Transportation/Traffic • Noise <p>Because of the unmitigated impacts, a Statement of Overriding Considerations would be required to approve the project. The Draft EIR also identified significant and mitigated environmental impacts to Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials.</p> <p>For more information, please see the Draft Final EIR and all associated technical studies for the Lilac Hills Ranch project available here (http://bit.ly/2aeR58p).</p> <p>Due to a ruling by the California Supreme Court invalidating an analysis of Greenhouse Gas (GHG) impacts for a proposed project in Los Angeles County, the Draft EIR and Climate Change Study for this proposed Master Plan will need to be revised to address the ruling. No revisions have</p>

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	been made to date. At this time, it is unknown if the revisions will result in any new significant impacts or require new mitigation.
Initiative	The Initiative is not subject to environmental review. However, the project description included in the Initiative is similar to the description of the Lilac Hills Ranch Project as Recommended by the Planning Commission, therefore it is anticipated that the environmental impacts would be similar. The Initiative also includes environmental design measures that are consistent with the mitigation measures of the Draft EIR. Future discretionary approvals, such as Tentative Maps, Major Use Permits, Site Plans, necessary to implement the Initiative will be required to comply with CEQA, including the analysis of possible GHG impacts. The scope of CEQA review and mitigation measures for future permits and approvals will be determined by comparing these future proposals with the Initiative when the permit applications are submitted to the County.

Agricultural Compatibility

Active agriculture occurs on properties neighboring the project site. Measures may be required to minimize impacts on neighboring, existing agricultural operations, and to minimize impacts from the neighboring agricultural operations to potential development on the project site.

Site Buildout Scenario	Description
Existing General Plan	If a building permit is issued for a house or accessory structure, no agricultural buffer would be required. If a subdivision map or other discretionary permit is required, agricultural buffers would be considered on a case by case basis.
Planning Commission Recommended Lilac Hills Ranch Project	The proposed Master Plan would provide 50-foot agricultural buffers along all property boundaries (except for a 30-foot buffer along West Lilac Road). The buffers include limited building zones, trees and fencing. Requires 23.8 acres of active agricultural (within the 104.1 acres of biological open space); 20.3 acres of common area open space for community gardens, farmers' markets and private vineyards. Includes offsite requirement for permanent

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
	<p>protection of 43.8 acres of agricultural lands. The Lilac Hills Ranch Project as Recommended by the Planning Commission does not amend any General Plan policies regarding agriculture.</p>
<p>Initiative</p>	<p>The Initiative provides 50-foot agricultural buffers along all property boundaries except along West Lilac Road, but includes some landscaping along this roadway. The Initiative has the same active agricultural requirements, open space for community gardens, farmers’ markets and private vineyards and also includes the offsite requirement for permanent protection of agricultural lands.</p> <p>Exempts the Initiative from General Plan policies: (1) prohibiting adverse impacts to existing agricultural uses within Valley Center Community Plan, and (2) discouraging incompatible land uses on areas of agricultural use and land suitable for agricultural use within the Bonsall Community Plan. Amends General Plan Policy COS-6.2 that discourages development that is incompatible with intensive agricultural uses by explaining that the Initiative is consistent with the policy by requiring various design features and policies that promote compatibility with surrounding agricultural operations.</p>



LIABILITY

Potential Liabilities

- The County would not be liable for the consequences of the Initiative's amending the General Plan to increase the fire services travel time to the project.
- The County would not be liable for private roads.
- The Initiative does not include improvements to the Covey Lane/West Lilac Road intersection to address concerns about sight distance. The increase in traffic volume would increase the potential for County liability at this intersection.
 - Adoption of the Initiative would not obligate the County to improve the sight distance (i.e., no obligation to use eminent domain).
 - If the County improves the sight distance to address the potential increased County liability, the County, rather than the developer, would be required to pay for the improvement, using eminent domain, if necessary.
- The Initiative does not include improvements to the Mountain Ridge Road/Circle R Drive intersection to address the anticipated volume increase at this intersection. This intersection as currently configured and maintained is sufficient for existing volumes. However, the development as set forth in the Initiative raises the potential for County or private road owner liability at the intersection because the increase in traffic volume would increase the potential for traffic accidents.
 - Adoption of the Initiative would not obligate the County to make improvements to the intersection to accommodate the increased traffic flow (i.e., no obligation to use eminent domain).
 - If the County makes the improvements to address the potential for County liability, the County, rather than the developer, would be required to pay for the improvements, using eminent domain, if necessary.
- Failure to improve County-maintained roads to standards recommended by the Planning Commission will increase potential for roadway accidents due to increase in traffic volume, which could result in a greater potential for County liability.
 - If the County makes the improvements to address the potential for County liability, the County, rather than the developer, would be required to pay for the improvements, using eminent domain, if necessary.



FUTURE PERMITS

Future Permits

Typically permit applications are evaluated and, if approved by decision makers, require subsequent permits to refine and implement. These subsequent permits often include site plans to detail the design and location of structures. Implementing permits and approvals, including discretionary permits with California Environmental Quality Act requirements, will be required as described below for each scenario.

Site Buildout Scenario	Description
Existing General Plan	<ul style="list-style-type: none"> • Tentative Maps for subdivisions • Grading Permits in accordance with the County's Grading Ordinance • Building Permits • Permits for any work performed in the public road right-of-way • Associated environmental review
Planning Commission Recommended Lilac Hills Ranch Project	<ul style="list-style-type: none"> • Tentative Maps <ul style="list-style-type: none"> ○ Subdivision maps would be processed for decision by the Planning Commission and appealable to the Board of Supervisors • Site Plans <ul style="list-style-type: none"> ○ Residential structures: review for location of structures, setbacks, and architectural details (elevations), floor-plans ○ Commercial structures: review for conformance with the Valley Center Design Guidelines, including mixed use and commercial development ○ Private and public parks: review of detailed park improvements and amenities • Major Use Permits <ul style="list-style-type: none"> ○ Required for the wastewater treatment facility, the Group Care Facility, and other facilities that are proposed on the project site. • Grading Permits in accordance with the County's Grading Ordinance • Building Permits • Right of Way Permits for any work performed in the public road right of way • Associated environmental review

Lilac Hills Ranch Specific Plan Initiative Impact Report



Site Buildout Scenario	Description
Initiative	Same future permits as the Lilac Hills Ranch Project as Recommended by the Planning Commission, however the County cannot impose conditions that are inconsistent with the Initiative.